

73590

ESTOPPEL DEED

Vol. M87 Page 6551

THIS INDENTURE BETWEEN CLARENCE R. WELLS, hereinafter called Grantor, and ROBERT F. PARKER and GOLDA E. PARKER, husband and wife, hereinafter called Grantees:

R E C I T A L S:

A. On August 24, 1982, Grantees sold to Grantor, under a Trust Deed, including the terms and provisions thereof, the following described real property. Said Trust Deed was recorded on August 25, 1982, in Vol. M-82 at Page 11061, Deed Records of Klamath County, Oregon, which Trust Deed is in default and subject to immediate foreclosure.

B. Grantor has requested Grantees to accept an absolute deed of conveyance of said property in satisfaction of the indebtedness and Grantees have acceded to said request.

W I T N E S S E T H:

NOW, THEREFORE, in consideration of the cancellation of the indebtedness evidenced by said Trust Deed and relinquishment of any claims whatsoever, Grantor does hereby grant, bargain, sell and convey to Grantees the following described property, to-wit:

A one-third undivided interest in a tract of land situated in Government Lot 7, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, described as follows: Beginning at a point that is 660.00 feet South of the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 34; thence continuing South to the Northeast corner of the parcel described in the instrument recorded in Deed Records M67, page 5796; thence West 261.40 feet; thence South 231.9 feet to the center thread of the Williamson River; thence Southwesterly along said center thread to the South line of Government Lot 7; thence West along said South line to the Southeasterly right of way line of the Chiloquin-Williamson River Highway; thence Northeasterly along said right of way to the Southwest corner of Parcel B of instrument recorded February 20, 1958 in Deed Volume 297, page 484; thence East 572.22 feet more or less to the point of beginning.

The Grantor covenants that, by this conveyance, he is conveying all his right, title and interest to said premises, including but not limited to any redemption rights and that he is not acting under any misrepresentations, duress or undue influence by Grantees.

The true and actual consideration for this transfer is cancellation of the debt in the above-described Trust Deed.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. Grantees should check with the appropriate City or County Planning Department to verify approved uses.

APR 17 PM 2 02 '87

IN WITNESS WHEREOF the Grantor above-named has executed
this instrument.

DATED this 9th day of April, 1987.

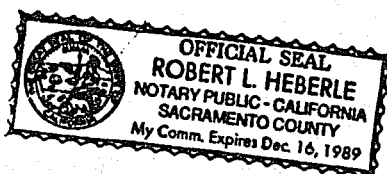
Clarence R Wells

STATE OF CALIFORNIA)

County of Sacramento ss. April 9, 1987.

Personally appeared the above-named CLARENCE R. WELLS,
and acknowledged the foregoing instrument to be his voluntary act.
Before me:

Robert L. Heberle
Notary Public for California
My Commission Expires: 12/16/89



After recording return to:
Robert F. Sr. & Golda E. Parker
P.O. Box 3218
Chico, CA 95927

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company
of April A.D., 19 87 at 2:02 o'clock P M., and duly recorded in Vol. M87
of Deeds on Page 6551

FEE \$ \$14.00

By Evelyn Biehn, County Clerk